



**Winford Drive, Broxbourne EN10 6PL**

**welcome to**

**Winford Drive, Broxbourne**

William H Brown are delighted to bring to the market this lovely three bedroom family home situated on a popular road in Broxbourne, close to excellent schools and Broxbourne train station.



**Accommodation Comprises Of:  
Entrance Hall**

Double glazed window to front aspect, tiled flooring, designer radiators.

**Cloakroom**

Wash hand basin, wc, tiled flooring.

**Lounge**

21' 5" x 10' 3" ( 6.53m x 3.12m )  
Two designer radiators.

**Kitchen**

15' 4" x 15' 2" ( 4.67m x 4.62m )  
Two double glazed windows to front aspect, a range of wall and base units with complimenting worktops, space for fridge freezer, designer radiators, tiled flooring.

**Fully Insulated Garden Room**

17' 10" x 9' 7" ( 5.44m x 2.92m )  
Tiled flooring, french doors,

**Landing**

Access to the loft, storage cupboard.

**Bedroom 1**

14' 2" x 11' ( 4.32m x 3.35m )  
Double glazed window to rear aspect, fitted wardrobes, designer radiators.

**Bedroom 2**

8' 5" x 7' 9" ( 2.57m x 2.36m )  
Double glazed window to rear aspect, fitted wardrobes, designer radiators.

**Bedroom 3**

13' 10" x 7' 11" ( 4.22m x 2.41m )  
Double glazed window to front aspect, fitted wardrobe, designer radiators.

**Bathroom**

12' 7" x 5' 9" ( 3.84m x 1.75m )  
Two double glazed windows to front aspect, wc, paneled bath, radiator, wash hand basin, vinyl

flooring, tiled walls, shower cubicle.

**Exterior  
Front Garden**

To the front of the property is a paved garden that could create a driveway subject to necessary consents.

**Rear Garden**

To the rear of the property is a decked area, shed, lawn area, rear access, South facing



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## Winford Drive, Broxbourne

- Larger than average 3 bedroom End of Terrace property in sought after area
- Lovely condition throughout
- Close to highly regarded local schools
- Large L shaped Kitchen / Diner
- Spacious Garden Room - solar roof and fully insulated

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£485,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109799 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**